

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/9 Well Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,275,000 & \$1,400,000

Median sale price

Median price \$1,425,000 Property Type Unit Suburb Brighton
Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 7/16 Black St BRIGHTON 3186 | \$1,330,000 | 18/10/2025 |
| 2 | 1/11 Bent St BRIGHTON 3186 | \$1,270,000 | 23/08/2025 |
| 3 | 4/3 Oak Gr BRIGHTON 3186 | \$1,391,000 | 31/05/2025 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/11/2025 09:36



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,275,000 - \$1,400,000

Median Unit Price

September quarter 2025: \$1,425,000

Comparable Properties



7/16 Black St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,330,000

Method: Private Sale

Date: 18/10/2025

Property Type: Apartment



1/11 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$1,270,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit

Land Size: 325 sqm approx



4/3 Oak Gr BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,391,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Unit

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139